080.0	0006	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	619,700	/	619,700
USE VALUE:	619,700	/	619,700
ASSESSED:	619,700	/	619,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
302		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAMENFELD HERBERT SCOTT TR
Owner 2:	HERBERT SCOTT SAMENFELD LIVING
Owner 3:	TRUST
Street 1:	302 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAMENFELD H SCOTT -
Owner 2:	-
Street 1:	302 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6660.000	228,200	1,000	390,500	619,700
Total Card	0.153	228,200	1,000	390,500	619,700
Total Parcel	0.153	228,200	1,000	390,500	619,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.09 | /Parcel: 461.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 49806
GIS Ref:
GIS Ref:
Insp Date: 09/17/18

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0006-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	228,200	1000	6,660.	390,500	619,700		Year end	12/23/2021
2021	101	FV	220,400	1000	6,660.	390,500	611,900		Year End Roll	12/10/2020
2020	101	FV	220,400	1000	6,660.	390,500	611,900	611,900	Year End Roll	12/18/2019
2019	101	FV	190,400	1000	6,660.	396,100	587,500	587,500	Year End Roll	1/3/2019
2018	101	FV	190,300	1000	6,660.	295,600	486,900	486,900	Year End Roll	12/20/2017
2017	101	FV	190,300	1000	6,660.	267,800	459,100	459,100	Year End Roll	1/3/2017
2016	101	FV	190,300	1000	6,660.	256,600	447,900	447,900	Year End	1/4/2016
2015	101	FV	178,200	1000	6,660.	217,500	396,700	396,700	Year End Roll	12/11/2014

!6516!

PRINT

Date	Time
12/30/21	04:02:26

LAST REV

Date	Time
11/17/21	09:55:36
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6516

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMENFELD H SCO	61184-91		2/12/2013	Convenience	1	No	No		
O`KEEFE ROBERT	30480-492		7/30/1999		265,000	No	No		
	19573-361		1/1/1989		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2018	1885	Insulate	6,300	C				
3/20/2018	282	Solar Pa	19,712	C				
11/8/2012	1467	Re-Roof	4,500	C				
11/14/1996	600	Manual	6,630					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
4/30/2013	Info Fm Prmt	EMK	Ellen K
5/27/2009	Measured	189	PATRIOT
3/20/2009	Meas/Inspect	163	PATRIOT
4/1/2000	Inspected	270	PATRIOT
1/10/2000	Mailer Sent		
1/10/2000	Measured	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6660		Sq. Ft.	Site		0	70.	0.84	5			Med. Tr	-10					390,474						390,500	

USER DEFINED

Prior Id # 1:	49806
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.15289	Total SF/SM:	6660	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	390,474	Spl Credit		Total:	390,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	73514
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310094
Depreciation:	81865
Depreciated Total:	228229

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

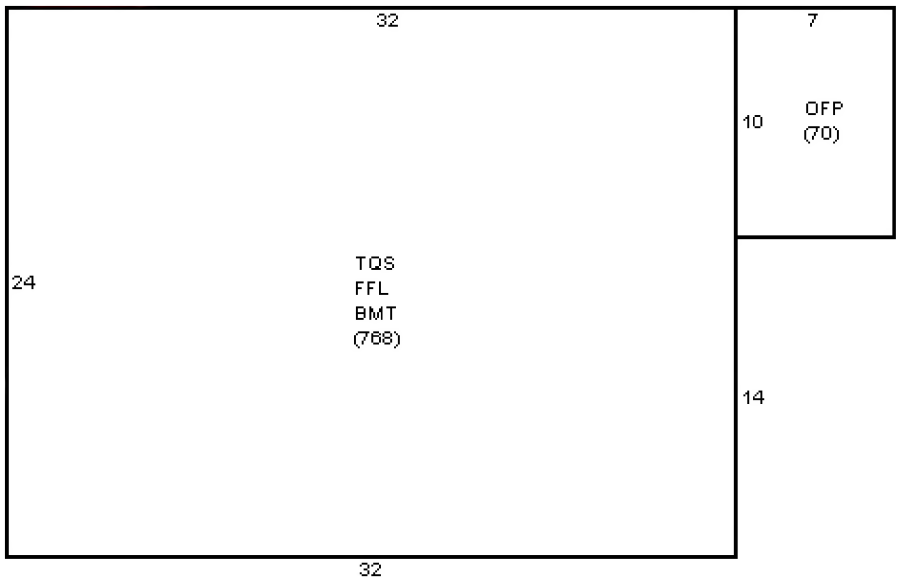
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	104.58
Final Total:	228200	Val/Su SzAd	169.79

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.550	34,211
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
OFP	Open Porch	70	40.070	2,805

Net Sketched Area:	2,182			Total:	236,580
Size Ad	1344	Gross Area	2374	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

080.0-0006-0001.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X33	G	AV	1980	4.23	T	31.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000